



Offering Memorandum

Subject Property

# Wireline Widgets

## Midland, TX

6415 South County Road 1273, Midland, TX 79706

 Stan Johnson Co.

# Confidentiality & Restricted Use Agreement

This Confidential Offering Memorandum (“COM”) is provided by Stan Johnson Company (“SJC”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of SJC.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by SJC for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. SJC has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon SJC.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from SJC relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to SJC, all or any part of this COM or the Information; (3) upon request by SJC at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless SJC all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that SJC shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Offered exclusively by

---

## Point of Contact



**Brett Butler**  
Senior Director  
bbutler@stanjohnsonco.com  
(949) 662-1277  
TX #558227

**David Wirgler**  
Associate Director  
dwirgler@stanjohnsonco.com

**Chris Whelan**  
Analyst  
cwhelan@stanjohnsonco.com

---

**Stan Johnson Company**  
120 Newport Center Drive  
Newport Beach, CA  
P: (949) 662-1277

stanjohnsonco.com



# 1 Investment Overview

## Wireline Widgets

Midland, Texas

Subject Property


# The Offering

Stan Johnson Company (“SJC”), on behalf of Ownership, is pleased to offer for sale the Fee Simple ownership interest in the industrial warehouse and storage yard located at 6415 South County Road 1273 in Midland, TX (the “Property”). The Property comprises a 6,250 square foot oil-and-gas-related materials testing facility positioned on 1.59 acres of land, all of which is fenced in and fully stabilized. The Property is located within the Hawk View Industrial Park, a master-planned 320-acre development focused on serving tenants specializing in oil and gas infrastructure service.

The Property is 100% leased to Wireline Widgets, LLC (the “Tenant”), a single-unit OEM designed to improve efficiency for oil and gas companies. The Property serves as a replacement for the Tenant’s former facility in Odessa and is its sole location exclusively serving Midland-Odessa and west Texas. The Property was delivered in March 2021 within the Hawk View Industrial Park – a strategically positioned industrial park at the heart of the Permian Basin, with a dense surrounding presence of complimentary oil and gas operators. The Property offers convenient access to intermodal transportation, located within 2 miles of Interstate 20 – the City’s primary thoroughfare with 41,547 vehicles per day.

The Property is offered with 4.8 years of remaining lease term, providing income security through April 2026, with incentive to renew for an additional five years at a 10% rental escalation. The Offering comprises a newly constructed, critical use testing facility fundamental to Tenant’s strategy to serve Midland and surrounding markets within west Texas.

| Property Summary         |  |
|--------------------------|--|
| Location                 | 6415 South County Road 1273, Midland, TX 79706 |
| Ownership Interest       | Fee Simple                                     |
| Building Size            | ± 6,250 SF                                     |
| Lot Size                 | ± 1.59 Acres                                   |
| Year Built               | 2021   |
| Lease Summary            |  |
| Tenant                   | Wireline Widgets, LLC                          |
| Initial Base Term   Rmng | 5.2 years   4.8 years                          |
| Expiration Date          | April 30, 2026                                 |
| Annual Rent              | \$85,937                                       |
| Rental Increases         | 2% annually                                    |
| Renewal Options Rmng     | One (1), Five (5) Year Option                  |
| Lease Type               | NN - Roof & Structure                          |

Offering Price  
 **\$982,000**

Cap Rate  
 **8.75%**

## Highlights

**Strategic Market Position |** The Property is located within the Hawk View Industrial Park, a master-planned 320-acre development at the heart of the Permian Basin committed to serving oil and gas infrastructure service operators. The surrounding tenancy by complimentary operators ensures long-term locational commitment and security. The Park is located within a dense oil and gas-focused industrial market with convenient logistical access to the City’s primary thoroughfare - Interstate 20.

**Critical Use Facility |** The Property serves as Tenant’s core testing facility exclusively serving Midland-Odessa and west Texas. This location will be its sole service center for the dense oil and gas presence above the Permian Basin. Both the building and land are 100% useable with significant groundwork done to accommodate Tenant’s operations, further lending to the critical nature of the facility.

**New Construction Industrial Property |** The Property was delivered in May 2021, offering brand new construction with maximum residual value. Due to the age and quality of construction, Landlord is protected from exposure to capital repairs of roof and structural portions of the Property. The 6,250 square foot facility is positioned on 1.59 acres of land, all of which is fenced in and fully stabilized.

**Landlord-Favorable Lease Structure |** The Lease provides a passive lease structure, with 100% tenant reimbursement for all operating expenses including Insurance, Taxes, and Common Area Maintenance. Additionally, the lease provides one, five-year renewal option with a fixed 10% rental escalation, providing further incentive for lease renewal.

**High Growth Texas MSA |** Midland is located between two of the top five fastest growing metro areas in the nation and is positioned above the Permian Basin – the largest oil reserve in the United States. The Midland-Odessa MSA continues to exhibit steady population growth trends above the national average.

**Income Tax-Free State |** Texas is one of seven U.S. states that do not impose a tax on earned personal income.

# Property Summary

| Lease Abstract                |  |
|-------------------------------|--|
| <b>Tenant</b>                 | Wireline Widgets, LLC  |
| <b>Ownership Interest</b>     | Fee Simple   |
| <b>Address</b>                | 6415 South County Road 1273, Midland, TX 79706   |
| <b>Building Size (SF)</b>     | 6,250  |
| <b>Land (Acres)</b>           | 1.59   |
| <b>Year Built</b>             | 2021   |
| <b>Rent Commencement Date</b> | 5/1/2021   |
| <b>Expiration Date</b>        | 4/30/2026  |
| <b>Base Lease Term</b>        | 5.2 years  |
| <b>Lease Term Remaining</b>   | 4.8 years  |
| <b>Initial Base Rent</b>      | \$85,937   |
| <b>Rent Increases</b>         | 2% annually  |
| <b>Renewal Options</b>        | One (1), Five (5) Year Option  |
| <b>Renewal Notice</b>         | Not less than One Hundred Twenty (120) days prior to expiration of Term  |
| <b>Renewal Increases</b>      | 10% Option   |
| <b>Lease Type</b>             | NN - Roof & Structure  |
| <b>Landlord's Obligations</b> | Landlord shall repair and maintain the roof and structural portions of the Premises, including all systems non-exclusive to the Premises |
| <b>Tenant's Obligations</b>   | Tenant shall keep and maintain the Premises in good condition, and maintain contacts for quarterly maintenance of HVAC                   |

| Lease Abstract                |  |
|-------------------------------|--|
| <b>Landlord Insurance</b>     | Tenant reimburses 100% of Insurance premiums for Landlord Insurance.<br>Landlord shall maintain the following policies:<br>a) All Risk Extended Coverage of Full Replacement Cost of the Roof & Structural Portions of the Premises;<br>b) Liability Insurance of not less than \$2,000,000 (Two Million Dollars) per occurrence; and<br>c) Rental Loss insurance covering a period of Twelve (12) Months. |
| <b>Taxes</b>                  | Tenant reimburses 100% of Real Estate Taxes  |
| <b>CAM</b>                    | Tenant reimburses 100% of Common Area Maintenance expenses   |
| <b>Utilities</b>              | Tenant shall pay direct to provider  |
| <b>Assignment/Sublet</b>      | Tenant may assign or transfer the lease to an affiliate or successor by merger, if:<br>a) Tenant is not in default of the Lease,<br>b) successor has a net worth at least equal to the Tenant on date of assignment/transfer; and<br>c) Tenant shall give Landlord written notice of proposed transfer   |
| <b>Right of First Refusal</b> | None   |
| <b>Estoppel</b>               | Within Ten (10) days of Landlord's written request   |
| <b>Property Use</b>           | Oilfield Products and/or Services  |
| <b>Financial Reporting</b>    | Tenant shall deliver Quarterly Financial Statement within Sixty (60) Days  |





# Building Specifications

| 6415 South County Road 1273, Midland, TX 79706 |  |
|--|--|
| <b>Land</b>                                    | 1.59 AC - 6" Caliche   |
| <b>Fencing</b>                                 | 6' Commercial Grade Fence w/ 3 Strained Barb Wire  |
| <b>Gate</b>                                    | 2 - 25' Cantilever Gate  |
| <b>Building Dimensions</b>                     | 50' x 25' Office; 50' x 100' Shop  |
| <b>Footings</b>                                | 12"x24"  |
| <b>Slab</b>                                    | 6" Concrete Slab On Grade  |
| <b>Clear Height</b>                            | 24' Warehouse  |
| <b>Exterior Walls</b>                          | 26-Gauge R-Panel   |
| <b>Insulation</b>                              | 4" Reinforced Vinyl  |
| <b>Shop Lighting</b>                           | 12 - 6 light T5 high bay   |
| <b>Exterior Lighting</b>                       | 5 - 400 Watt wall pack; 1 - 100 Watt wall pack for entrance; 2 - 25' Steel on concrete piers w/ 2, 1000 Watt fixtures each |
| <b>Overhead Door</b>                           | 4 - (14' x 16') 1 - (16' x 16') High Ligted with Electric Hoist w/ 15' concrete approaches                                 |
| <b>Roof</b>                                    | 26-Gauge corrugated metal panels w/ batt insulation  |
| <b>HVAC</b>                                    | 1 - 4-ton split systems  |
| <b>Electrical Service</b>                      | 3 Phase 480 volt / 400 amp   |

# Rent Schedule

| Dates                   | Year     | Annual Rent | Monthly Rent | Rent PSF (Land) | Increase |
|-------------------------|----------|-------------|--------------|-----------------|----------|
| 05/01/2021 - 04/30/2022 | Year 1   | \$85,937    | \$7,161      | \$1.24          | -        |
| 05/01/2022 - 04/30/2023 | Year 2   | \$87,656    | \$7,305      | \$1.27          | 2.00%    |
| 05/01/2023 - 04/30/2024 | Year 3   | \$89,409    | \$7,451      | \$1.29          | 2.00%    |
| 05/01/2024 - 04/30/2025 | Year 4   | \$91,198    | \$7,600      | \$1.32          | 2.00%    |
| 05/01/2025 - 04/30/2026 | Year 5   | \$93,022    | \$7,752      | \$1.34          | 2.00%    |
| 05/01/2026 - 04/30/2031 | Option 1 | \$102,324   | \$8,527      | \$1.48          | 10.00%   |





# 2 Tenant Overview

---

## Wireline Widgets

Midland, Texas

Subject Property



# Wireline Widgets



**Wireline Widgets** is a commercial & industrial equipment supplier. Founded in 2019, Wireline Widgets offers the most innovative products at the best prices, delivered today.

## Products Offered

Impact Gloves

Plastic Hose

Flat Switch Nuts

Braided Ground Wire

Steel Ground Spring



Representative Photo



# 3 Location Overview

## Wireline Widgets

Midland, Texas



# Location Overview



**Midland** is the county seat of Midland County in west Texas. Midland has a population of 153,768 making it the twenty-eighth most populous city in the state.

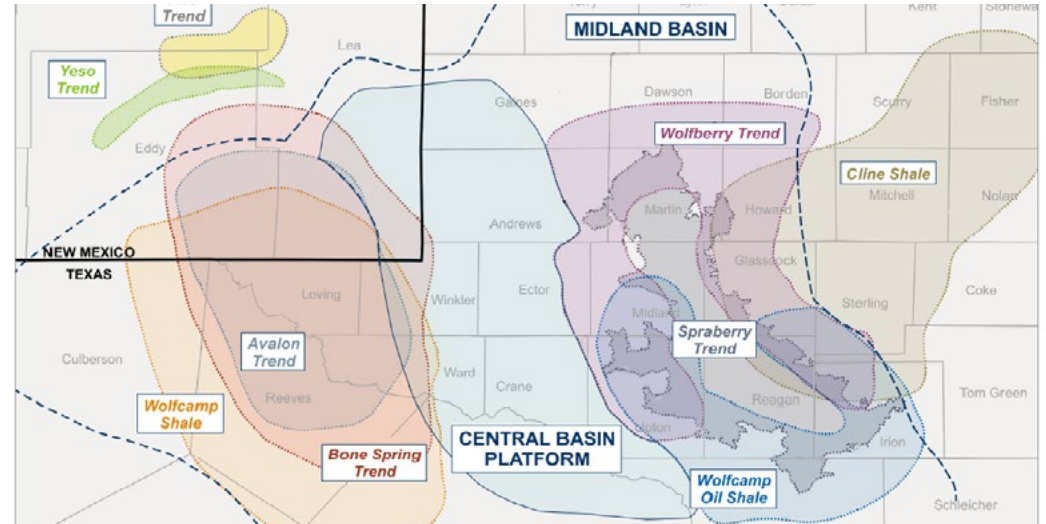
It is also the hub of the Midland-Odessa Combined Statistical Area which has an estimated population of 348,391. It is located along I-20 and is generally considered the halfway point between El Paso and Fort Worth in Texas.

Midland is known for its downtown skyline and is nicknamed “The Tall City.” For many years, the downtown district housed the tallest buildings between Fort Worth and Phoenix. Midland’s development was fueled by several energy booms and has long been a hub for Texas oil and gas activity.

Recently, the expansion of the **Permian Basin** oilfields has once again helped accelerate growth in the area. Midland is a major focal point for the play due to its location geographically and the pre-existing infrastructure in and around the city.

**Odessa** is a city in and the county seat of Ector County, Texas, with a small portion of the city extending into Midland County. Odessa has a population of 129,928 making it the 31st-most populous city in Texas. It is the principal city of the Odessa, Texas Metropolitan Statistical Area.

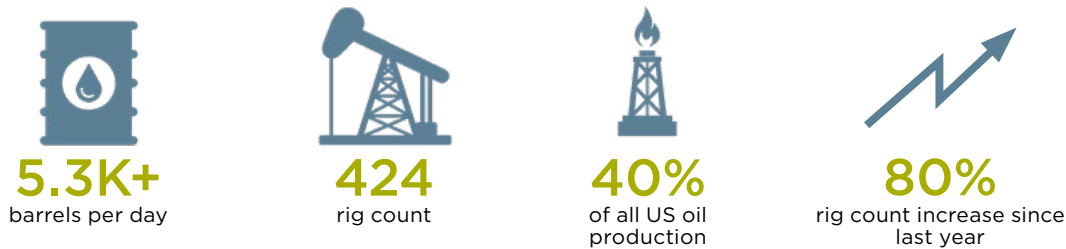
Midland and Odessa are two of the 10 fastest-growing metro areas in 2018; Midland was first, with 4.3% growth. Odessa was fifth, with 3.2% growth.





# Permian Basin • Texas & New Mexico

As one of the oldest and most widely recognized oil and gas producing regions in the United States, the **Permian Basin** covers approximately 86,000 square miles and encompasses 52 counties in New Mexico and Texas. It spans almost 250 miles east and west and 300 miles north and south. Unlike other plays across the country, the Permian Basin is unique due to its complex geology and contains several sub-basins each with its own characteristics. As of July 2021, there were 424 operating rigs across the Permian Basin, over half of all operating rigs in the United States. The area also led the country in rig count growth and the expansion of horizontal drilling in the area has made it the number one focus of unconventional activity in the United States.

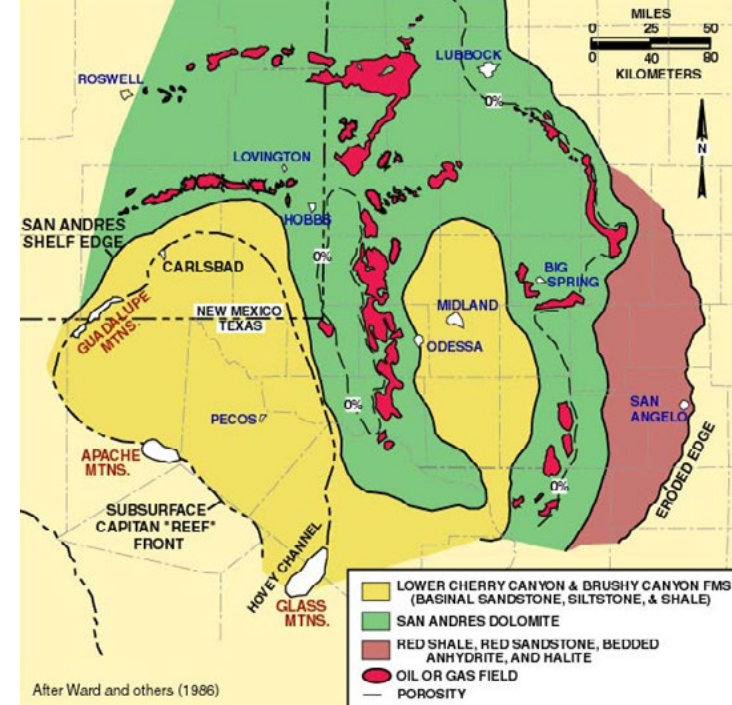


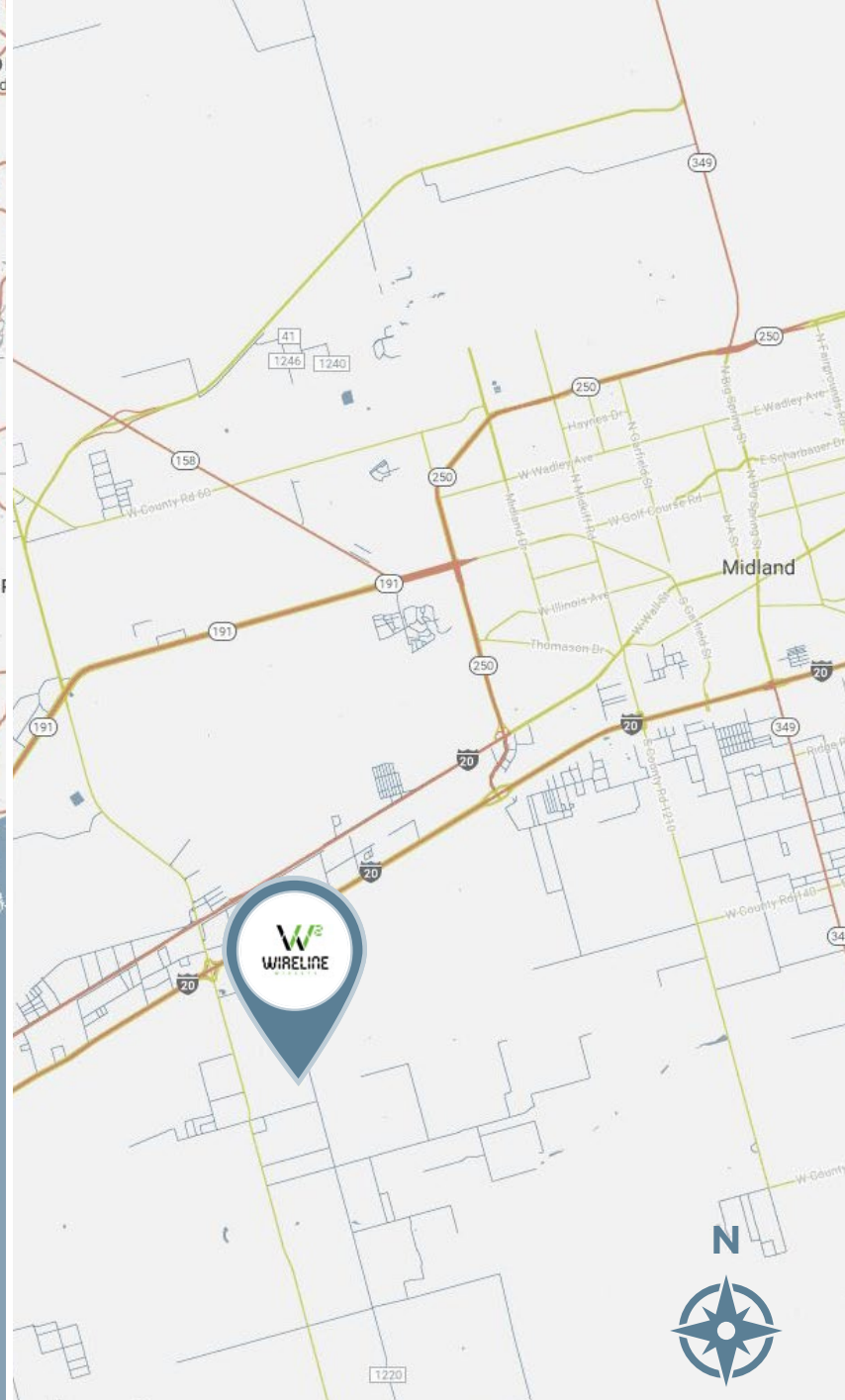
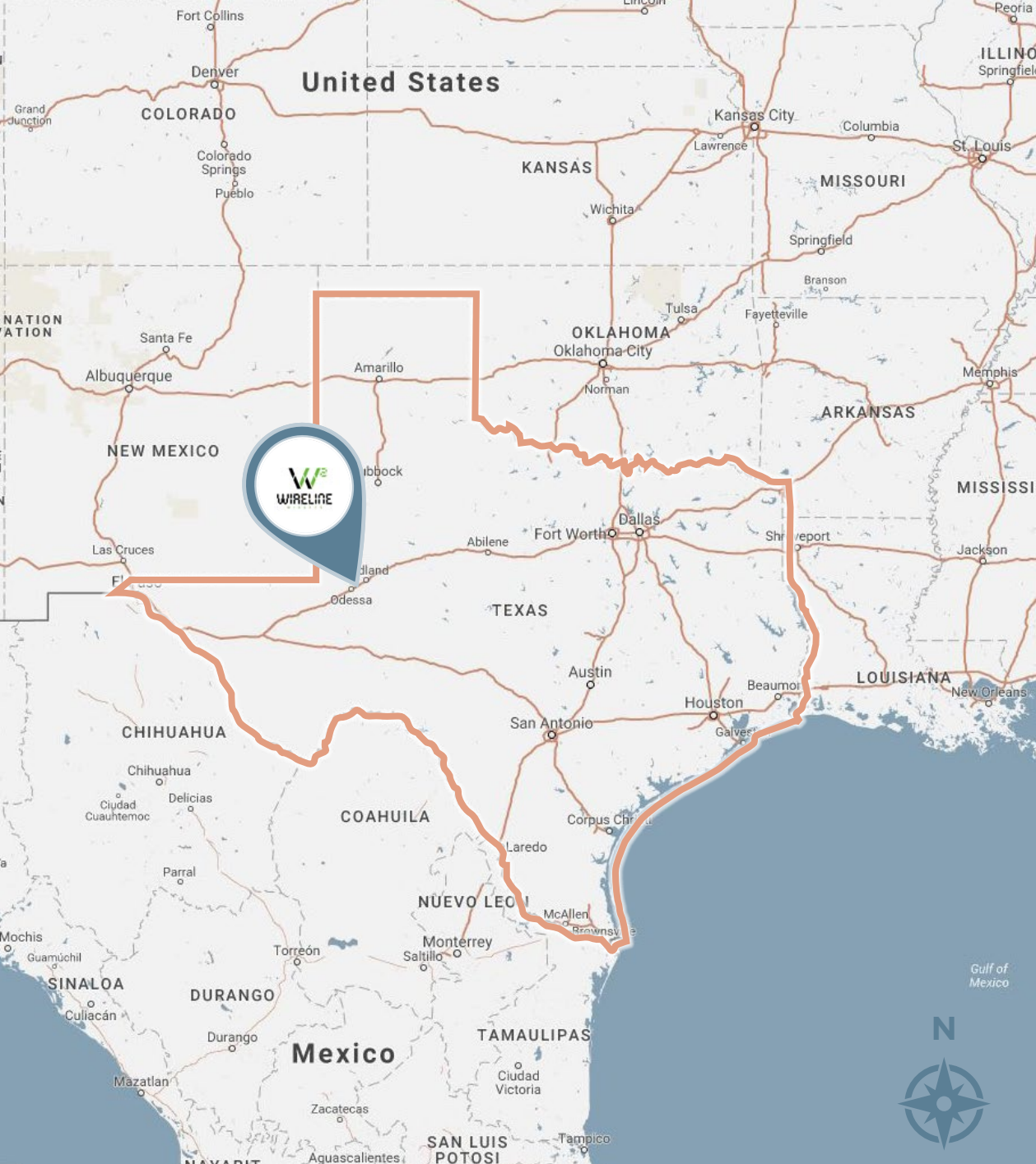
In February 2021, Nasdaq reported domestic oil was trading at \$61 per barrel, one of the highest points since the pandemic hit the U.S. in March 2020. Prices were on a steady incline since the beginning of February which started at about \$52 per barrel, records show.

The Permian will produce over 500 barrels per rig next month, according to the agency's Drilling Productivity Report.

Investments in Permian Basin oil and gas operations continued to grow as a national energy company announced it acquired assets in the Delaware Basin near the Texas-New Mexico state line. U.S. Energy Development Corporation said it purchased interests in the Shetland development project in Eddy County, New Mexico and the WarWink project in Winkler County, Texas. Shetland included 14 producing oil wells and six proposed wells expected to go into production by the middle of 2021. The WarWink purchase had two oil wells expected to also produce in mid-2021.

These projects followed U.S. Energy's spending of more than \$100 million in new projects in the past year, and the company intends to continue seeking acquisitions in the Permian Basin through 2021.







Butch's Rathole and Anchor Services

Midland International Air & Space Port

South Gridiron Battery

**PRODUCTS**

Palm Harbor Midland

Deep Well Tubular Services

Framing Square Lumber Co.

Baker Hughes

GREYHOUND  
CAT BAYMONT INN&SUITES

Work-Interstate-20 (± 22,842 VPD)

ATS Agri-Empresa Trans Load & Storage

TEAM Oil Tools

REW MATERIALS

DAWSON

WILDCAT MINERALS

Steak Shake

Schlumberger

SAFETY Celebrating 10 Years!

INTERSTATE 20

Interstate 20 (± 41,547 VPD)



Loves Travel Stops & Country Stores

One Source

Services

**Subject Property**

Wireline Widgets

Hawk View Industrial Park





# Midland Demographics



| Population            | 3 miles | 5 miles | 10 miles |
|-----------------------|---------|---------|----------|
| 2020 Population       | 684     | 1,286   | 98,010   |
| 2025 Population       | 760     | 1,467   | 106,110  |
| 2010-2020 Annual Rate | 0.99%   | 2.02%   | 2.17%    |
| 2020-2025 Annual Rate | 2.13%   | 2.67%   | 1.60%    |



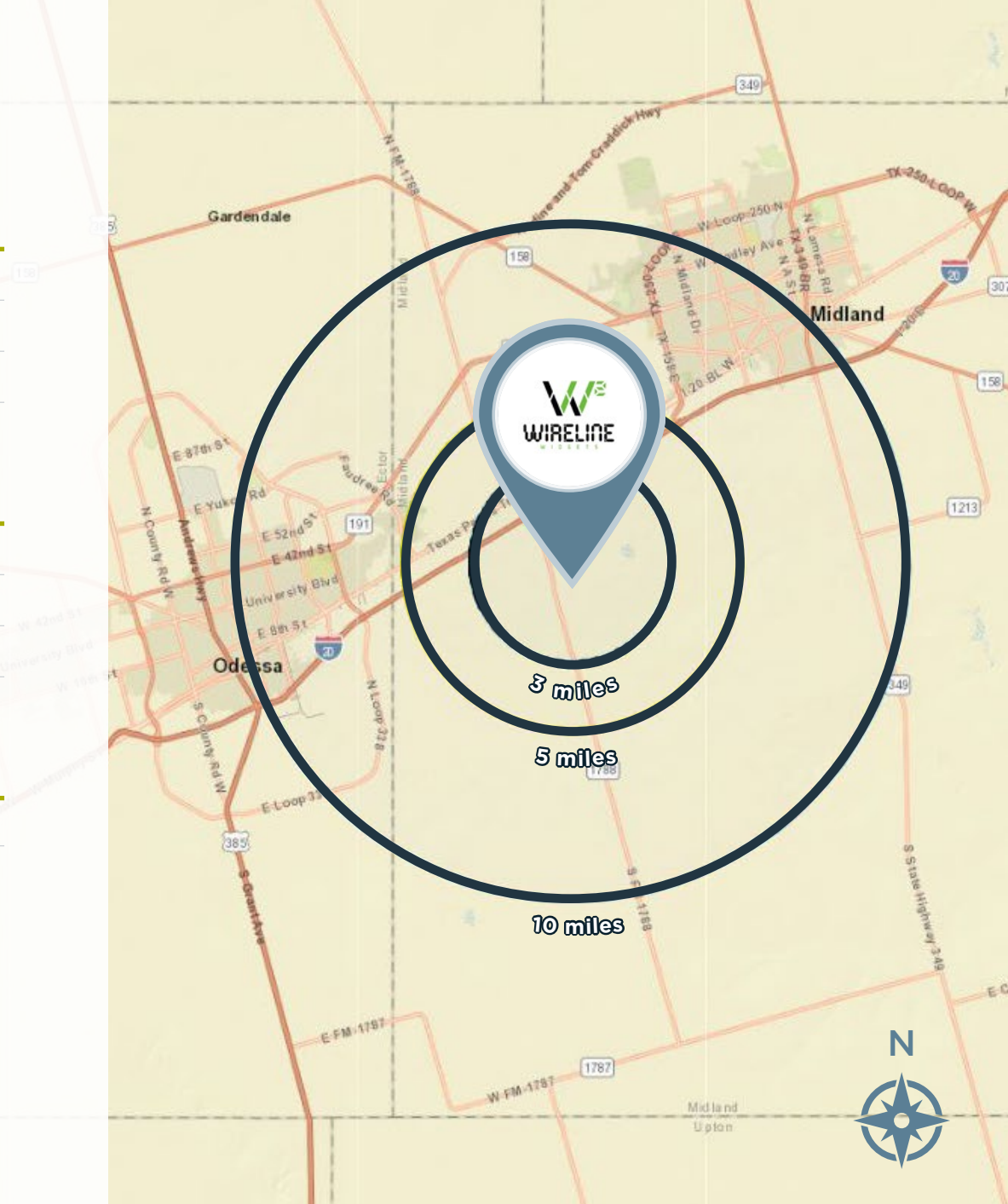
| Households            | 3 miles | 5 miles | 10 miles |
|-----------------------|---------|---------|----------|
| 2020 Total Households | 264     | 494     | 37,126   |
| 2025 Total Households | 294     | 564     | 40,179   |
| 2010-2020 Annual Rate | 1.02%   | 1.96%   | 2.18%    |
| 2020-2025 Annual Rate | 2.18%   | 2.69%   | 1.59%    |



| Household Income              | 3 miles   | 5 miles   | 10 miles |
|-------------------------------|-----------|-----------|----------|
| 2020 Median Household Income  | \$90,230  | \$81,102  | \$76,920 |
| 2020 Average Household Income | \$139,837 | \$124,359 | \$99,581 |

**98K**  
population  
(10 miles)

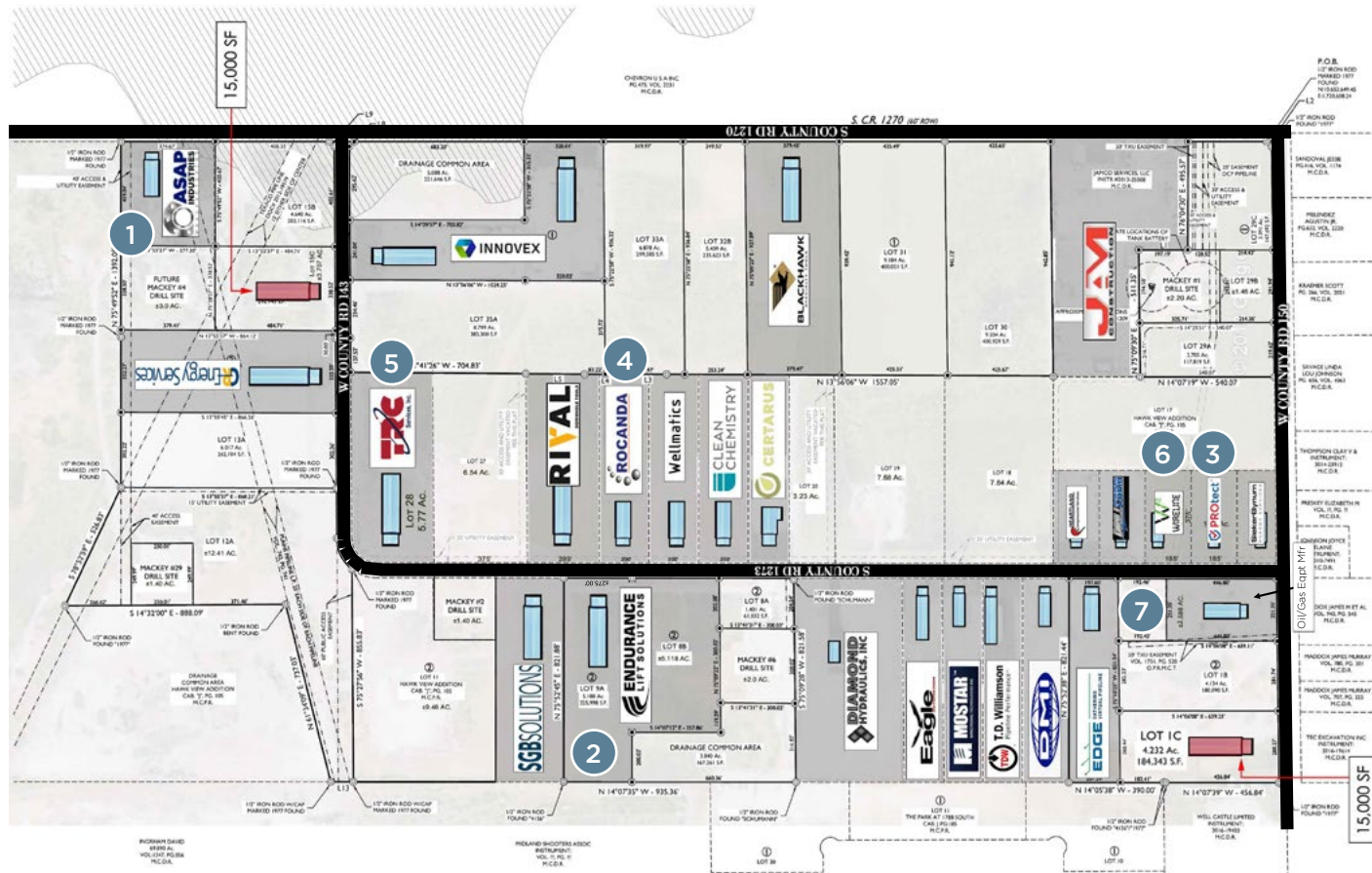
**\$139K**  
avg. HH inc.  
(3 miles)





# Available | Hawk View Industrial Park Properties

|   | Tenant (Click for OM)                    | Year Built | Building Area (SF) | Land Area (AC) | Annual Rent | Rent PSF (Land) | LTR      | Rental Increases                   | Options        | Price       | Cap Rate |
|---|--|------------|--------------------|----------------|-------------|-----------------|----------|------------------------------------|----------------|-------------|----------|
| 1 | A.S.A.P Industries Manufacturing, Inc.   | 2019       | 10,080             | 3.67           | \$177,720   | \$1.11          | 5.1 yrs  | 10% in year 6                      | 2, 5yr         | \$2,031,000 | 8.75%    |
| 2 | Endurance Lift Solutions, LLC            | 2019       | 20,800             | 10.31          | \$513,600   | \$1.14          | 10.4 yrs | 10% in Year 6; 2% in Years 11 & 12 | 2, 5yr         | \$6,225,000 | 8.25%    |
| 3 | PROtect, LLC                             | 2021       | 6,250              | 1.59           | \$105,000   | \$1.52          | 4.8 yrs  | Flat                               | 1, 5yr         | \$1,200,000 | 8.75%    |
| 4 | Rocanda Enterprises Ltd.                 | 2019       | 10,080             | 3.49           | \$179,040   | \$1.18          | 4.9 yrs  | 10% in Year 6                      | 1, 3yr; 2, 5yr | \$2,046,000 | 8.75%    |
| 5 | Total Rod Concepts, Inc.                 | 2019       | 20,800             | 5.11           | \$310,800   | \$1.40          | 7.9 yrs  | 10% in Year 6                      | 2, 5yr         | \$3,767,000 | 8.25%    |
| 6 | Wireline Widgets, LLC                    | 2021       | 6,250              | 1.59           | \$85,937    | \$1.24          | 4.8 yrs  | 2% annually                        | 1, 5yr         | \$982,000   | 8.75%    |
| 7 | Leading Oil & Gas Equipment Manufacturer | 2019       | 10,080             | 2.56           | \$171,360   | \$1.51          | 3.4 yrs  | 2% annually                        | 2, 5yr         | \$1,958,000 | 8.75%    |





# Hawk View Industrial Park Photos





going beyond

**Offered Exclusively By:**

**Brett Butler**  
**Senior Director**

bbutler@stanjohnsonco.com  
TX #558227

**David Wirgler**  
**Associate Director**

dwirgler@stanjohnsonco.com

**Chris Whelan**  
**Senior Analyst**

cwhelan@stanjohnsonco.com

.....

**Stan Johnson Company**

120 Newport Center Drive, Suite 100  
Newport Beach, CA 92660  
P: 949-662-1277

stanjohnsonco.com



The information contained herein was obtained from sources believed reliable, however, Stan Johnson Company makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this Property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |             |       |              |
|--|-------------|-------|--------------|
| SJCO-Holdings, LLC   | 9003332     |       | 918-494-2690 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone        |
| James Gibson   | 392926      |       | 918-494-2690 |
| Designated Broker of Firm  | License No. | Email | Phone        |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email | Phone        |
| Sales Agent/Associate's Name                                       | License No. | Email | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date